5.2 No Substantial Changes in Circumstances

Although the original EIR was certified in 2009, due to national and area economic conditions there has not been any substantial change to the baseline conditions that existed at the time the 2009 EIR was prepared, and no ~~modified project would involve~~ substantial changes with respect to the circumstances under which the project would be undertaken are known that would lead to new or substantially more severe impacts. Rather, impacts would be reduced due to the removal of the City Specific Plan Area from the currently proposed project ~~City's Phase 2 site and Specific Plan~~ as per the 2011 Settlement Agreement.~~,~~ The ~~the~~ proposed modifications would result in reduced impacts to the environment as compared to the approved project (see discussion under Section 5.1 above). No new significant effects or a substantial increase in the severity of previously identified significant effects would occur.

5.3 No New Information of Substantial Importance

Impacts associated with the proposed project modifications would not result in a new significant impact or substantial increase in the severity of previously identified impacts per the Atkinson Lane Specific Plan and PUD 2009 Final EIR. There are no substantial changes to the circumstances under which the modified project will be undertaken, and no new information of substantial importance, which was not known and could not have been known when the Final EIR was certified ~~and the Addendum was approved,~~ and that have since been identified. Therefore, the proposed project modifications do not meet the standards for a subsequent or Supplemental EIR as provided pursuant to CEQA Guidelines, Section 15162. As such, this Addendum to the Final EIR satisfies CEQA requirements for the proposed Project modifications.

6.0 REPORT PREPARATION

County of Santa Cruz Planning Department

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Paia Levine, Principal Planner
Todd Sexauer, Environmental Planner
Samantha Haschert, Development Review Planner
Alice Daly, Development Review Planner
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Land Use & Management Services

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RBF Consulting

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7.0 REFERENCES

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Appendix J

California Emissions Estimator Model (CalEEMod) version 2011.1.1 datasheets, prepared for the Atkinson Lane Phase 1a Project, dated August 15, 2013.

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Appendix K

Atkinson Lane (Pippen) Offsite Drainage Assessment Memorandum,
prepared by Rodney Trujillo, P.E., of Whitson Engineers,
dated June 28, 2013.

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Appendix L

Letter from Tom Sharp, Senior Engineering Associate for the City of Watsonville to Rachel Fatoohi, Senior Civil Engineer, and Alyson Tom, Civil Engineer, for the Santa Cruz County Department of Public Works, dated May 29, 2013.

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Appendix M

Settle Agreement between the Farm Bureau of Santa Cruz County, the County of Santa Cruz, and the City of Watsonville, dated January 20, 2011.

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Appendix N

Atkinson Lane Specific Plan Revised Traffic Impact Analysis, prepared by RBF Consulting, dated March 10, 2014.

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Appendix O

Update of Biological Surveys and Mitigation Measures conducted on the MidPen Housing Pippen Court Affordable Income Housing Project on Atkinson Lane in Watsonville, California, dated June 14, 2013.

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Appendix P

Amended Mitigation Monitoring and Reporting Program

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County of Santa Cruz

PLANNING DEPARTMENT
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KATHLEEN MOLLOY PREVISICH ~~TOM BURNS~~, PLANNING DIRECTOR

AMENDED

MITIGATION MONITORING AND REPORTING PROGRAM for the Atkinson Lane Specific Plan and Planned Unit Development

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
3.1 Aesthetics and Visual Character					
~~All~~ Phases 1a and 1b/Remainder	No significant impacts.	No mitigation measures required.	Not applicable	Not applicable	Not applicable
3.2 Agricultural Resources					
~~City Phase 2~~ ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ ~~048-251-09~~	~~**Impact 3.2-1:** Future development within the planning area will result in the conversion of approximately 42.4 acres of Prime Farmland and 1.4 acres of Farmland of Statewide Importance as designated on the California Department of Conservation Santa Cruz County Important Farmlands Map to urban uses. In addition, construction of the off site improvements to Wagner Avenue would result in the conversion of an additional 0.8 acres of Important Farmland under the 36-foot right of way and 1.51 acres for the 52-foot right of way for a total maximum conversion of 45.31 acres of Important Farmland. This would be considered a significant impact.~~	~~The City of Watsonville General Plan contains no policies or implementation programs that require mitigation or offsets for the conversion of Important Farmland. Therefore, there are no feasible mitigation measures available to reduce the impact of agricultural land conversion from the City Phase 2 to a less than significant level. As a result, implementation of the City Phase 2 would result in a Significant and Unavoidable impact. However, if an agricultural compensation program were developed, future development within the project site would be required to participate in order to address the conversion of prime farmland.~~	~~Not applicable.~~	~~Not applicable~~	~~Not applicable.~~
County Phase 1b/Remainder 048-221-09	**Impact 3.2-2:** The proposed project would place urban land uses adjacent to agricultural uses, which may impair agricultural production and result in land use compatibility conflicts. This is considered a potentially significant impact.	**MM 3.2-2a:** A 200-foot interim agricultural buffer shall be established. ~~C~~consistent with Policy 5.13.23 (Agricultural Buffers Required) in the Santa Cruz County General Plan and Section 16.50.095 in the Santa Cruz County Code ~~project applicant(s)~~ for development applications involving APN 048-221-09. ~~shall demonstrate adequate land use separation in conjunction with Final Map consistent with the proposed Specific Plan and PUD for Phase 2 (County site) subject to review and approval by the County of Santa Cruz Planning Department. Final site plans shall include an interim 200-foot agricultural buffer within Phase 2 (County site) consistent with the conceptual land use plan for the proposed Specific Plan and PUD.~~ The buffer ~~distance shall be measured from the edge of the parcel to the nearest residential property line and~~ shall include a six to eight foot barrier (e.g. vegetated fencing) adjacent to the agricultural uses and no part of the agricultural	Project Applicant	County of Santa Cruz	Project Design

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		buffer shall be used for public recreation, park purposes, trails, picnic areas, road or sidewalks or other uses that would encourage public use of the buffer area, except for the construction and maintenance of the Brewington Avenue extension and other infrastructure needed to support housing project(s) authorized within the County Entitlements Area. ~~Outdoor areas designed for intensive human use shall be restricted within the buffer zone.~~ Sidewalks and bicycle lanes shall be allowed on the western portion of the public streets located within the buffer, but restricted on the eastern portion of the street. ~~Upon annexation of the adjacent commercial agricultural use, the interim 200-foot agricultural buffer within the Phase 2 development area shall terminate.~~			
~~City Phase2~~ ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ ~~048-221-09~~ ~~048-251-09~~	~~**Impact 3.2-2:** The proposed project would place urban land uses adjacent to agricultural uses, which may impair agricultural production and result in land use compatibility conflicts. This is considered a potentially significant impact.~~	~~**MM 3.2-2b.** Consistent with the *City of Watsonville Agricultural Buffer Policy*, project applicants shall demonstrate adequate land use separation in conjunction with Final Map consistent with the proposed Specific Plan and PUD for Phase 2 (City site) subject to review and approval by the City of Watsonville Community Development Department. Final site plans shall include a 200 foot minimum land use buffer along the eastern boundary of the planning area within Phase 2 (City site) of the proposed project consistent with the conceptual land use plan. The buffer distance shall be measured from the edge of the parcel to the nearest residential property line and shall include a six to eight foot barrier (e.g. vegetated fencing) adjacent to the commercial agricultural uses. Other than fencing, regional drainage facilities, and underground utilities, only landscape and related non-accessible open space components are allowed within the first 150 feet of the buffer. Within the remaining 50 feet of buffer, adjacent to the proposed development area, uses such as public streets and roads, regional and local storm drainage improvements, and other underground utilities are allowed. Sidewalks and bicycle trails shall only be allowed on the western portion (development side) of the street within the remaining 50 feet of the buffer, but restricted on the eastern portion of the street. Any other pedestrian trails, such as one along Corralitos Creek, within the 200 foot agricultural buffer area shall only be permitted once a regional system has been developed adjacent to the planning area and a management plan has been developed with adjacent farm operators.~~	~~Project Applicant~~	~~City of Watsonville~~	~~Project Design~~

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
County Phases 1a &1b/ Remainder 048-221-09 048-211-25	**Impact 3.2-2:** The proposed project would place urban land uses adjacent to agricultural uses, which may impair agricultural production and result in land use compatibility conflicts. This is considered a potentially significant impact.	**MM 3.2-2c.** Consistent with Policy 5.13.31 (Agricultural Notification Recordation for Land Divisions) in the Santa Cruz County General Plan, project applicants within the planning area shall file a Right-to-Farm Notification Statement to run with the Title as disclosure and notice in deeds at the time of transfer or sale of all properties or projects within the ~~planning area~~ County Entitlements Area. The statement shall inform any future property owners of the continuation of agricultural activities, including agricultural processing, in the area and shall disclose the potential effects of agricultural activities on adjacent land uses to future residents.	Project Applicant	County of Santa Cruz	Project Design
3.3 Air Quality					
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.3-1:** The proposed project would result in short-term air quality impacts associated with construction activities, including grading, operation of construction equipment, and demolition of existing structures at the planning area. This is considered a potentially significant impact.	**MM 3.3-1:** Project applicants limit areas of active disturbance to no more than 2.2 acres per day for initial site preparation activities that involve extensive earth moving activities (grubbing, excavation, rough grading), or 8.1 acres per day for activities that involve minimal earth moving (e.g. finish grading) during all phases of construction activities within the Atkinson planning area in accordance with the Monterey Bay Unified Air Pollution Control District CEQA Guidelines. If the ~~proposed~~ modified project requires that grading and excavation exceed those acreages, project applicants shall implement the following fugitive dust measures during grading and excavation and incorporate these measures on all grading plans for future development within the planning area subject to review and approval by the County of Santa Cruz Planning Department or the City of Watsonville Community Development Department: • Water all active construction areas at least twice daily; • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard; • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites; • Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites; • Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;	Project Applicant	City of Watsonville and/or County of Santa Cruz	Construction

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		• Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more); • Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.); • Limit traffic speeds on unpaved roads to 15 mph; • Install appropriate best management practices or other erosion control measures to prevent silt runoff to public roadways; • Replant vegetation in disturbed areas as quickly as possible; • Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site; • Limit the area subject to excavation, grading and other construction activity at any one time; • Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints (the person shall respond to complaints and take corrective action within 48 hours); and • Ensure that the phone number of MBUAPCD is visible to the public for compliance with Rule 402 (Nuisance).			
~~All~~ Phases 1a and 1b/Remainder 048-211-25 ~~048-231-18~~ ~~019-226-43~~ ~~019-226-44~~	**Impact 3.3-2:** The proposed project may result in the demolition of four residential homes and associated structures within the planning area, which may contain asbestos and/or lead. This would be considered a potentially significant impact.	Mitigation measures **MM 3.7-3a** and **MM 3.7-3b** in Section 3.7, Hazards and Hazardous Materials would require that each structure is inspected by a qualified environmental specialist for the presence of asbestos containing materials (ACMs) and lead based paints (LBPs). If ACMs and LBPs are found during the investigations, a remediation program shall be developed to ensure that these materials are removed and disposed of by a licensed contractor in accordance with all federal, state and local laws and regulations.	Project Applicant	~~City of Watsonville and/or~~ County of Santa Cruz	Demolition and Construction
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~	**Impact 3.3-3:** The proposed project would result in long-term stationary and vehicular emissions, which would exceed the MBUAPCD thresholds.	**MM 3.3-3:** Fireplaces proposed for future residential development within the planning area shall be gas-fired and meet U.S. Environmental Protection Agency (EPA) certification requirements. The use of wood-burning fireplaces or wood burning stoves shall be prohibited in perpetuity on all residential properties included within the ~~proposed~~ modified project and shall be recorded on the title of all parcels and run with the land. This measure shall be demonstrated on all proposed tentative	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design

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Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01		maps and improvement plans prior to approval of building permits within the planning area. In addition, project applicants within the planning area shall consider implementation of MBUAPCD-recommended mitigation. The City of Watsonville Community Development Department and the County of Santa Cruz Planning Department shall review proposed tentative maps and improvement plans to identify emission reduction measures that are incorporated into the plans and staff may recommend additional measures as practical and feasible including the following: • Incorporate energy-efficient appliances into residential uses. • Orient buildings to minimize heating and cooling needs; • Provide shade trees to reduce cooling needs; • Include energy-efficient lighting systems; • Include solar water heaters or centralized water heating systems; and • Increase insulation beyond Title 24 requirements to minimize heating and cooling needs.			
3.4 Biological Resources					
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.4-1**: A population of federally Threatened and California Endangered Santa Cruz tarplant (*Holocarpha macradenia*) is located entirely within the PG&E parcel in the westernmost portion of the planning area on Assessors Parcel Number 048-211-24. No development is proposed for this portion of the planning area; however the proposed residential development may result in indirect impacts to the population. This is considered a potentially significant impact.	**MM 3.4-1:** Subject to review and approval by the County of Santa Cruz Planning Department and the City of Watsonville Community Development Department, project applicants shall ensure that all construction and staging activities occur outside of APN 048-211-24 (PG&E parcel) containing Santa Cruz tarplant during all phases of the ~~proposed~~ modified project. Prior to construction activities, project applicants shall install temporary construction fencing and informative signs around the perimeter of APN 048-211-24 as construction occurs in the vicinity of this parcel. The location and integrity of the fence shall be verified in the field by County or City staff prior to grading and periodically checked throughout the construction period. Following construction, project applicants within the County Entitlements Area ~~Phase 1 (County site) and Phase 2 (City site)~~ shall install permanent fencing around the perimeter of APN 048-211-24.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Construction
~~All Phases~~	~~**Impact 3.4-2:** The California red-legged frog~~	~~**MM 3.4-2a:** At the recommendation of the USFWS, project~~	~~Applicant~~	~~County of Santa~~	~~Prior to Issuance of~~

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Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~048-221-09~~ ~~048-211-25~~ ~~019-226-42~~ ~~019-226-43~~ ~~019-226-44~~ ~~019-236-01~~	~~(CRLF) is federally-listed as 'Threatened' and considered a CDFG 'Species of Special Concern.' Although presence is unlikely, potential habitat for CRLF is present within the planning area and the planning area is located within dispersal distance of known CRLF localities. Project activities such as vegetation removal, grading, excavating, and vehicle and equipment travel may result in "take" of CRLF. This adverse direct impact is considered a potentially significant impact.~~	~~applicants shall conduct CRLF protocol level surveys within the planning area prior to issuance of the building permit. Surveys shall be conducted in accordance with the USFWS recommendations by an approved biologist and shall include a set of eight field surveys that shall be conducted between February and September in order to examine the site during the CRLF breeding, non-breeding, and dispersal seasons. If CRLF are observed in the planning area during protocol surveys, preconstruction surveys, inspections, or subsequent construction activities during all phases of the proposed project, project applicants shall cease all work within the planning area. Capturing, handling, moving, or harassing CRLF is considered a violation of the ESA. If CRLF are observed, the applicant shall initiate consultation with the USFWS and CDFG to determine the appropriate permitting action; a section 7 consultation and development of a Biological Opinion or a section 10a consultation and development of an HCP may be required. Project conditions may be developed in consultation with USFWS and CDFG to avoid "take" of CRLF that may occur within the planning area during construction activities. Project activities shall not resume until final federal approval of the proposed project is received.~~		~~Cruz and/or City of Watsonville~~	~~a Building Permit~~
~~All~~ Phases 1a and 1b/Remainder 048-221-09 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.4-2:** The California red-legged frog (CRLF) is federally-listed as 'Threatened' and considered a ~~CDFG~~CDFW 'Species of Special Concern.' Although presence is unlikely, potential habitat for CRLF is present within the planning area and the planning area is located within dispersal distance of known CRLF localities. Project activities such as vegetation removal, grading, excavating, and vehicle and equipment travel may result in "take" of CRLF. This adverse direct impact is considered a potentially significant impact.	**MM 3.4-2b:** Project applicants shall have a USFWS-approved biologist conduct CRLF preconstruction surveys a minimum of 48 hours prior to initiation of project activities. Pre-construction surveys shall consist of two days and two nights, spaced a week apart, with notification to the USFWS.	Applicant	County of Santa Cruz and/or City of Watsonville	Prior to Ground Disturbance

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~City Phase 2~~ ~~048-231-17~~	~~**Impact 3.4-2:** The California red-legged frog (CRLF) is federally-listed as 'Threatened' and considered a CDFG 'Species of Special Concern.' Although presence is unlikely, potential habitat for CRLF is present within the planning area and the planning area is located within dispersal distance of known CRLF localities. Project activities such as vegetation removal, grading, excavating, and vehicle and equipment travel may result in "take" of CRLF. This adverse direct impact is considered a potentially significant impact.~~	~~**MM 3.4-2c:** Prior to initiating construction activities within Phase 2 (City site), the project applicant(s) shall ensure that the irrigated agricultural basin is dry through the following processes:~~ ~~• Discontinue pumping into the basin and cap the adjacent well to prevent leakage.~~ ~~• Allow remaining water to evaporate naturally; do not de-water the basin.~~	~~Applicant~~	~~City of Watsonville~~	~~Prior to Issuance of a Building Permit~~
~~All~~ Phases 1a and 1b/Remainder 048-221-09 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.4-3:** The WPT is a ~~CDFG~~CDFW 'Species of Special Concern.' WPT is known to occur within the planning area. Project activities may result in direct impacts to WPT utilizing portions of the planning area that are scheduled for construction. Land use changes to upland areas and potential dispersal habitat may result in indirect impacts to the viability of the local WPT population. Interference with the movement of any native wildlife species is considered under CEQA and is considered a potentially significant impact.	**MM 3.4-3a**: Based on the lack of suitable habitat within the onsite pond and the absence of a viable population of WPTs, the following shall be implemented. ~~Prior to construction of the Phase 1 project, a qualified herpetologist shall conduct three consecutive days of pond turtle trapping within the freshwater marsh to evaluate the existing turtle population and to determine its viability. If it is determined that a viable western pond turtle population is present, a Western Pond Turtle habitat Enhancement Plan shall be prepared and implemented as described in MM 3.4-3b. If it is determined that no pond turtles are present, or that the existing population is no longer viable,~~ During preconstruction surveys, all captured western pond turtles shall be permanently relocated under the direction of the qualified herpetologist in consultation with ~~CDFG~~CDFW. In addition, a Habitat Enhancement Plan shall be prepared by a qualified wetland ecologist, hydrologist and landscape architect that includes the following improvements to the wetland: (a) Removal of non-native vegetation; (b) Development of a wetland and upland planting plan to benefit wetland functions and values; (c) Revegetation of the wetland buffer with native riparian and upland species; (d) Development of a monitoring program; and (e) Development of success criteria for habitat enhancement.	Project Applicant	County of Santa Cruz and/or City of Watsonville	Prior to Issuance of a Building Permit, Construction, and Post-construction
~~All Phases~~	~~**Impact 3.4-3:** The WPT is a CDFG 'Species of Special Concern.' WPT is known to occur within the planning area. Project activities~~	~~**MM 3.4-3b:** If it is determined that a viable western pond turtle population is present, a Habitat Enhancement Plan shall be prepared and implemented prior to the construction of Phase 1~~	~~Project Applicant~~	~~County of Santa Cruz and/or City of~~	~~Prior to Issuance of a Building Permit, Construction, and~~

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~048-221-09~~ ~~048-211-25~~ ~~019-226-42~~ ~~019-226-43~~ ~~019-226-44~~ ~~019-236-01~~	~~may result in direct impacts to WPT utilizing portions of the planning area that are scheduled for construction. Land use changes to upland areas and potential dispersal habitat may result in indirect impacts to the viability of the local WPT population. Interference with the movement of any native wildlife species is considered under CEQA and is considered a potentially significant impact.~~	~~for the western pond turtle by a qualified herpetologist, wetland ecologist, hydrologist, and landscape architect. The plan shall provide specific habitat enhancement strategies intended to improve breeding, basking, aestivating, and reduced predation potential. The plan shall also specify the location of the temporary holding area and care requirements for captured pond turtles. The habitat enhancement plan may include the following improvements:~~ ~~(a) Removal of non-native species;~~ ~~(b) Removal of the earthen berm dividing the freshwater marsh from the seasonal wetland to create additional freshwater marsh habitat;~~ ~~(c) Eradication of bullfrogs from the pond to reduce predation and competition;~~ ~~(d) Placement of logs (living downed willows) and rocks at strategic locations to improve basking opportunities that are protected from predators;~~ ~~(e) Development of a wetland and upland planting plan;~~ ~~(f) Revegetation of the wetland buffer with native riparian and upland species to provide greater opportunity for breeding and aestivation;~~ ~~(g) Development of hydrologic requirements for freshwater marsh and western pond turtle;~~ ~~(h) Development of a monitoring program and;~~ ~~(i) Development of success criteria for habitat enhancement.~~ ~~The Habitat Enhancement Plan shall be provided to the County of Santa Cruz Planning Department, and the City of Watsonville Community Development Department for review and approval in consultation with the CDFG prior to issuance of the building permit.~~		~~Watsonville~~	~~Post-construction~~
~~All Phases~~ ~~048-221-09~~ ~~048-211-25~~ ~~019-226-42~~ ~~019-226-43~~	~~**Impact 3.4-3:** The WPT is a CDFG 'Species of Special Concern.' WPT is known to occur within the planning area. Project activities may result in direct impacts to WPT utilizing portions of the planning area that are scheduled for construction. Land use changes to upland areas and potential dispersal habitat may result in indirect impacts to the viability~~	~~**MM3.4-3c:** If the existing pond turtle population is determined to be viable as a result of data collection during trapping, all captured western pond turtles shall be temporarily relocated to a holding area until Phase 1 construction and habitat enhancement has been completed. Temporary relocation may be needed for up to two years. Upon completion of the construction and implementation of the Habitat Enhancement Plan, all relocated pond turtles shall be returned to the enhanced freshwater marsh~~	~~Project Applicant~~	~~County of Santa Cruz and/or City of Watsonville~~	~~Prior to Issuance of a Building Permit, Construction, and Post-construction~~

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Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~019-226-44~~ ~~019-236-01~~	~~of the local WPT population. Interference with the movement of any native wildlife species is considered under CEQA and is considered a potentially significant impact.~~	~~within the planning area outside of the breeding season when the turtles are active. All turtle relocations efforts shall be coordinated with CDFG.~~			
~~All~~ Phases 1a and 1b/Remainder 048-221-09 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.4-3:** The WPT is a ~~CDFG~~CDFW 'Species of Special Concern.' WPT is known to occur within the planning area. Project activities may result in direct impacts to WPT utilizing portions of the planning area that are scheduled for construction. Land use changes to upland areas and potential dispersal habitat may result in indirect impacts to the viability of the local WPT population. Interference with the movement of any native wildlife species is considered under CEQA and is considered a potentially significant impact.	**MM 3.4-3d:** Prior to construction, exclusionary fencing shall be established around the perimeter of the 50-foot wetland buffer area around the freshwater marsh and seasonal wetland to prevent any potentially uncaptured western pond turtles from entering construction areas. The fencing shall be marked by highly visible signage indicating that human activity is prohibited within these areas. A qualified biologist shall be present during placement of the exclusionary fencing to ensure that no pond turtles are impacted. The establishment of pond turtle exclusion fencing shall only occur between the months of September and March outside of the breeding season.	Project Applicant	County of Santa Cruz and/or City of Watsonville	Prior to Issuance of a Building Permit, Construction, and Post-construction
~~All~~ Phases 1a and 1b/Remainder 048-221-09 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.4-3:** The WPT is a ~~CDFG~~CDFW 'Species of Special Concern.' WPT is known to occur within the planning area. Project activities may result in direct impacts to WPT utilizing portions of the planning area that are scheduled for construction. Land use changes to upland areas and potential dispersal habitat may result in indirect impacts to the viability of the local WPT population. Interference with the movement of any native wildlife species is considered under CEQA and is considered a potentially significant impact.	**MM 3.4-3e:** All captured pond turtles shall be tagged and fully documented at the time of capture (e.g., number, sex, age, carapace length, weight, overall condition, etc.). All non-native turtles that are captured shall also be documented and not returned to the wild. Trapping requirements, the holding location and required care during the holding period shall be coordinated with the ~~CDFG~~CDFW and included in the Habitat Enhancement Plan.	Project Applicant	County of Santa Cruz and/or City of Watsonville	Prior to Issuance of a Building Permit, Construction, and Post-construction
~~All~~ Phases 1a and 1b/Remainder 048-221-09 048-211-25 019-226-42 ~~019-226-43~~	**Impact 3.4-3:** The WPT is a ~~CDFG~~CDFW 'Species of Special Concern.' WPT is known to occur within the planning area. Project activities may result in direct impacts to WPT utilizing portions of the planning area that are scheduled for construction. Land use changes to upland areas and potential dispersal habitat may result in indirect impacts to the viability of the local WPT population. Interference with the movement of any native wildlife	**MM 3.4-3f:** A "Species Sensitivity Training" program will be established for western pond turtle during all phases of the ~~proposed~~ modified project. This program will be designed to educate construction personnel about the mitigation measures required for the execution of the project. All construction personnel will attend the sensitivity training that will provide instruction on western pond turtle identification, status and detailed protocol of the actions that should be taken in the event that a western pond turtle is encountered onsite during	Project Applicant	County of Santa Cruz and/or City of Watsonville	Prior to Issuance of a Building Permit, Construction, and Post-construction

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Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~019-226-44~~ 019-236-01	species is considered under CEQA and is considered a potentially significant impact.	construction activities.			
County Phase ~~1 & 2~~ 1a and 1b/Remainder 048-221-09 048-211-25 019-226-42 019-236-01	**Impact 3.4-3:** The WPT is a ~~CDFG~~CDFW 'Species of Special Concern.' WPT is known to occur within the planning area. Project activities may result in direct impacts to WPT utilizing portions of the planning area that are scheduled for construction. Land use changes to upland areas and potential dispersal habitat may result in indirect impacts to the viability of the local WPT population. Interference with the movement of any native wildlife species is considered under CEQA and is considered a potentially significant impact.	**MM 3.4-3g:** ~~Implementation of the Habitat Enhancement Plan shall occur during the construction of the Phase 1 portions of the project.~~ During the Construction of project sites located within the County Entitlements Area ~~the Phase 2 of the County site~~, exclusion fencing shall be placed around the ~~eastern~~ adjacent perimeter of the wetland buffer to preclude any potential turtles from entering the construction area. In addition, brightly colored temporary construction fencing shall also be placed along the ~~eastern~~ adjacent perimeter to keep out construction personnel and equipment.	Project Applicant	County of Santa Cruz	Prior to Issuance of a Building Permit, Construction, and Post-construction
~~All~~ Phases 1a and 1b/Remainder 048-251-09 048-221-09 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.4-3:** The WPT is a ~~CDFG~~CDFW 'Species of Special Concern.' WPT is known to occur within the planning area. Project activities may result in direct impacts to WPT utilizing portions of the planning area that are scheduled for construction. Land use changes to upland areas and potential dispersal habitat may result in indirect impacts to the viability of the local WPT population. Interference with the movement of any native wildlife species is considered under CEQA and is considered a potentially significant impact.	**MM 3.4-3h:** To avoid harming WPT that may have evaded trapping (MM 3.4-3~~e~~a), project applicants shall implement the following measures during Phase 1a & b/Remainder of construction ~~and Phase 2 construction~~. • Where trenching occurs, provide an escape ramp at each end of the open trench to avoid entrapment. The ramp may be constructed of dirt fill, wood planking, or other suitable material that is placed at an angle of 30 degrees or less. Backfill open segments of trench as soon as possible to avoid entrapment. • At the beginning of each day, check under all parked equipment for WPT before use. If any WTP are observed under equipment or within the work area, do not disturb or handle it. Cease project activities and contact the CDFG and the City or County for further guidance. • During project activities, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas. • All fueling and maintenance of vehicles and other equipment and staging areas shall not occur within or near wetland and/or riparian habitats or water bodies. A plan to allow a prompt and effective response to accidental spills shall be developed. All workers shall be informed of the	Project Applicant	County of Santa Cruz and/or City of Watsonville	Prior to Issuance of a Building Permit, Construction, and Post-construction

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		importance of preventing spills and of the appropriate measures to be taken should a spill occur. The agencies should be contacted regarding spills if the approved biologist anticipates that impacts to WPT may occur as a result of the spill. • Smoke in areas clear of vegetation and away from hazardous materials. Dispose of cigarette butts in an appropriate area away from the planning area.			
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.4-3:** The WPT is a ~~CDFG~~CDFW 'Species of Special Concern.' WPT is known to occur within the planning area. Project activities may result in direct impacts to WPT utilizing portions of the planning area that are scheduled for construction. Land use changes to upland areas and potential dispersal habitat may result in indirect impacts to the viability of the local WPT population. Interference with the movement of any native wildlife species is considered under CEQA and is considered a potentially significant impact.	**MM 3.4-3i** – Before and during clearing of vegetation, or initial ground disturbing activities, a qualified biologist shall conduct a preconstruction survey for the WPT.	Project Applicant	County of Santa Cruz and/or City of Watsonville	Prior to Issuance of a Building Permit, Construction, and Post-construction
County Phase 1a & 1b/ Remainder ~~2~~ 048-211-25 048-221-09	**Impact 3.4-3:** The WPT is a ~~CDFG~~CDFW 'Species of Special Concern.' WPT is known to occur within the planning area. Project activities may result in direct impacts to WPT utilizing portions of the planning area that are scheduled for construction. Land use changes to upland areas and potential dispersal habitat may result in indirect impacts to the viability of the local WPT population. Interference with the movement of any native wildlife species is considered under CEQA and is considered a potentially significant impact.	**MM 3.4-3j:** Access into the freshwater marsh habitat and associated wetland buffer by humans and/or their pets shall be discouraged. Permanent signage shall be placed at the perimeter of the wetland buffer area clearly stating that people and their pets should not enter the wetland area or associated buffer due to the presence of sensitive habitat.	Project Applicant	County of Santa Cruz	Prior to Issuance of a Building Permit, Construction, and Post-construction
County Phase 1a & 1b/	**Impact 3.4-3:** The WPT is a ~~CDFG~~CDFW 'Species of Special Concern.' WPT is known	**MM 3.4-3k:** Monitoring of the revegetation areas shall be conducted for a period of three years or until success criteria	Project Applicant	County of Santa Cruz	Prior to Issuance of a Building Permit,

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
Remainder 048-221-09 048-211-25	to occur within the planning area. Project activities may result in direct impacts to WPT utilizing portions of the planning area that are scheduled for construction. Land use changes to upland areas and potential dispersal habitat may result in indirect impacts to the viability of the local WPT population. Interference with the movement of any native wildlife species is considered under CEQA and is considered a potentially significant impact.	have been met, vegetation is established, and exotic species are controlled.			Construction, and Post-construction
~~County Phase 1~~ ~~048-221-09~~ ~~048-211-25~~	~~**Impact 3.4-3:** The WPT is a CDFG 'Species of Special Concern.' WPT is known to occur within the planning area. Project activities may result in direct impacts to WPT utilizing portions of the planning area that are scheduled for construction. Land use changes to upland areas and potential dispersal habitat may result in indirect impacts to the viability of the local WPT population. Interference with the movement of any native wildlife species is considered under CEQA and is considered a potentially significant impact.~~	~~**MM 3.4-3l:** Upon return to the enhanced freshwater marsh habitat, all relocated pond turtles shall be monitored annually for a period of three years to determine the overall success of the mitigation. Annual monitoring reports shall be prepared and provided to the County of Santa Cruz Planning Department, the City Watsonville Community Development Department, and the CDFG.~~	~~Project Applicant~~	~~County of Santa Cruz~~	~~Prior to Issuance of a Building Permit, Construction, and Post-construction~~
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 ~~048-226-42~~ ~~048-226-43~~ ~~048-226-44~~ 048-236-01	**Impact 3.4-4:** The planning area provides potential wintering habitat for the ferruginous hawk (a 'Bird of Conservation Concern'), nesting and wintering habitat for the white tailed kite (a 'Fully Protected species'), and nesting habitat for the yellow warbler (a CDFG 'Species of Special Concern'), as well as other common raptor and bird species. The federal Migratory Bird Treaty Act (MBTA) and CDFG Codes prohibit the destruction or possession of individual birds, birds of prey, eggs or active nests without federal and/or state authorization. Project activities may disrupt avian species, including special-status bird species that may utilize habitats within the planning area.	**MM 3.4-4a:** Future development within the planning area shall retain mature trees to the extent possible and replace removed trees with in-kind species and vegetation structure within the planning area. Tree replacement shall be indicated on landscape plans subject to review and approval by the County of Santa Cruz Planning Department or the City of Watsonville Community Development Department.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design and Construction

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Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.4-4:** The planning area provides potential wintering habitat for the ferruginous hawk (a 'Bird of Conservation Concern'), nesting and wintering habitat for the white tailed kite (a 'Fully Protected Species'), and nesting habitat for the yellow warbler (a ~~CDFG~~CDFW 'Species of Special Concern'), as well as other common raptor and bird species. The federal Migratory Bird Treaty Act (MBTA) and ~~CDFG~~CDFW Codes prohibit the destruction or possession of individual birds, birds of prey, eggs or active nests without federal and/or state authorization. Project activities may disrupt avian species, including special-status bird species that may utilize habitats within the planning area.	**MM 3.4-4b:** If the project applicant cannot avoid construction activities outside of the breeding season (February through August) and cannot clear vegetation prior to the breeding season, a qualified wildlife biologist shall conduct avian nest surveys prior to construction activities that may disturb nests (e.g. vegetation clearing, tree removal, grading, large equipment operation, or demolition) within the Atkinson planning area ~~during all phases of the proposed project~~. These surveys shall include special-status birds, and all birds (and their nests) protected under the MBTA, and shall encompass the planning area and a 200-foot-wide buffer, to examine nearby tree stands and structures. If an active nest is found, it will be necessary to consult with the appropriate resource agencies (~~CDFG~~CDFW, USFWS) to determine appropriate construction buffers or other avoidance measures. If nesting or wintering special-status birds are not found, no further action would be necessary.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design and Construction
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.4-4:** The planning area provides potential wintering habitat for the ferruginous hawk (a 'Bird of Conservation Concern'), nesting and wintering habitat for the white tailed kite (a 'Fully Protected species'), and nesting habitat for the yellow warbler (a ~~CDFG~~CDFW 'Species of Special Concern'), as well as other common raptor and bird species. The federal Migratory Bird Treaty Act (MBTA) and ~~CDFG~~CDFW Codes prohibit the destruction or possession of individual birds, birds of prey, eggs or active nests without federal and/or state authorization. Project activities may disrupt avian species, including special-status bird species that may utilize habitats within the planning area.	**MM 3.4-4c:** If the project applicant cannot avoid construction activities during the breeding season (February through August) and cannot clear vegetation prior to the breeding season, a qualified biologist shall conduct a specific yellow warbler nest survey in the riparian and scrub habitats of the Atkinson planning area during ~~all~~ phases 1a and 1b/Remainder of the ~~proposed~~ modified project during this period. If active nests are found within the planning area, a minimum 250-foot construction buffer shall be established during the peak of the warblers breeding season (April through July), or until the young have fledged. A qualified biologist shall monitor the activity of any warbler nests to determine when construction activities may re-commence within the established buffer area.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design and Construction
~~All~~ Phases 1a and 1b/Remainder	**Impact 3.4-5:** The planning area provides potential habitat for several special-status bat species. If special-status bat species roost within the planning area, construction-related activities could result in the direct loss of active	**MM 3.4-5:** Prior to initiation of project activities including, but not limited to, vegetation, snag, and tree removal and demolition of structures on Assessor Parcel Numbers: ~~019-226-043~~, 019-226-042, 048-211-25, 048-221-09, ~~and 048-231-17,~~ or loud construction-related noise within the work area, the County of	Project Applicant	City of Watsonville and/or County of Santa Cruz	Site clearing and Construction

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Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
019-226-42 ~~019-226-43~~ 048-211-25 048-221-09 ~~048-231-17~~	roosts, which is considered a potentially significant impact.	Santa Cruz Planning Department and the City of Watsonville Community Development Department shall require that project applicants within the planning area implement the following measures: • Conduct a pre-construction survey for bats over a minimum of four visits at least 15 days prior to the beginning of tree/vegetation removal, building demolition and other project activities, to determine if the area is being actively utilized by bats for spring/summer maternity colonies (April to September). Surveys shall also include determining if any trees or buildings marked for removal have characteristics that make them suitable bat roosting habitat (e.g., hollows, broken limbs, crevices, etc.). For any trees/snags that could provide roosting space for bats, thoroughly evaluate the trees/snags to determine if a colony is present prior to trimming or cutting. Visual inspection, trapping, and acoustic surveys may be utilized as initial techniques. Special permits from ~~CDFG~~CDFW are required if trapping is conducted. Removal of any native riparian tree shall be preceded by a thorough visual inspection of foliage to reduce the risk of displacing or harming foliage roosting bats. If no roosting bats are observed, no further mitigation would be required. • If a tree or structure is determined not to be an active roost site, it may be immediately trimmed or removed. If the tree or structure is not trimmed or removed within four days of the survey, repeat night survey efforts. • Removal of occupied trees/snags or structures shall be mitigated for by the creation of a snag or other artificial roost structure within suitable habitat located in the planning area. With the input from a professional bat specialist and coordination with ~~CDFG~~CDFW, design alternative roost structure(s) that provide suitable habitat for evicted or displaced bats. Depending on the species, artificial roost structures may not be appropriate. Coordinate with ~~CDFG~~CDFW for acceptable mitigation alternatives. • Protect maternity colonies that have pre-volant young (not yet able to fly). If active bat roosts are observed during the maternity roosting season, avoid disturbing the roost until after all juvenile bats are able to fly from the roost. The			

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		project biologist must confirm there are no pre-volant young present before a colony is displaced. It is assumed that after September 1 colonies have no pre-volant young. • Coordinate with ~~CDFG~~CDFW and a biologist that is permitted to handle special-status bats to develop appropriate exclusion methods if necessary. Project activities involving potential disturbances to roosting bats shall correspond with the time frame stated in the California Fish and Game Commission regulations. The CFGC stipulates bats may be excluded from occupied roosts in two time periods; between September 1 and October 15 and between February 15 and April 15 (CFGC 2006). If bats are found roosting within these time frames, it may be necessary to passively exclude them from trees or structures scheduled for removal. If necessary, prior to initiating project activities, passive exclusion methods shall be installed for a minimum of two weeks and monitored by a qualified biologist within the appropriate time frames above. At a minimum, monitoring efforts shall include conducting acoustic and evening emergence surveys.			
~~All Phases~~ ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ ~~048-221-09~~ ~~048-211-25~~ ~~019-236-01~~	~~**Impact 3.4-6:** The San Francisco dusky-footed woodrat is a CDFG 'Species of Concern.' Project activities may result in destruction of potential woodrat habitat and harm to the potential San Francisco dusky-footed woodrat population in the planning area. This is considered a potentially significant impact.~~	~~**MM 3.4-6:** The County of Santa Cruz Planning Department and the City of Watsonville Community Development Department shall require that project applicants have a qualified biologist examine the planning area for San Francisco dusky-footed woodrats before and during any initial vegetation, woody debris, and/or tree removal, or other initial ground disturbing activities. If a woodrat nest/house structure is encountered in the area of disturbance, avoid disturbing the structure or evicting the individuals. Project applicants shall coordinate with CDFG to establish protective buffer widths around the structures and install exclusion zones around each structure before initiating tree/vegetation removal and ground disturbing activities. If a woodrat is incidentally encountered in the work area and does not voluntarily move out of the area, a biological monitor, with the appropriate CDFG permits, shall be on call during project activities to relocate the animal out of the construction area to the nearest safe location (as approved and authorized by CDFG). Woodrats shall not be handled without prior agency authorization from CDFG.~~	~~Project Applicant~~	~~City of Watsonville and/or County of Santa Cruz~~	~~Construction~~

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~All~~ Phase~~s~~ 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.4-7:** Construction activities may result in increased erosion, runoff, accumulation of water, and introduction of harmful materials to wetland habitats within the planning area. This is considered a potentially significant impact.	Future development within the Atkinson planning area would be required to comply with each jurisdictions erosion control ordinances and comply with the National Pollution Discharge Elimination System (NPDES) permitting requirements for construction of site stormwater discharges in accordance with mitigation measure **MM 3.8-2** in **Section 3.8: Hydrology and Water Quality**.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Construction
~~City Phase 2~~ ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ ~~048-251-09~~	~~**Impact 3.4-8:** Phase 2 (City site) of the proposed project would remove the irrigated agricultural basin and associated freshwater marsh and coast live oak riparian tree canopy in the northwest corner of the planning area near the terminus of Atkinson Lane. These habitat types are considered 'sensitive' and provide nesting and foraging habitat for avian species. Removal of this the freshwater marsh and riparian vegetation would be considered a potentially significant impact.~~	~~**MM 3.4-8a:** Project applicants within Phase 2 (City site) shall provide replacement wetland acreage that shall be created at a ratio of 2:1 acceptable to the City of Watsonville and the CDFG for removal of the agricultural basin in the northeastern portion of the planning area. Because the agricultural basin is man-made and actively flooded by mechanical pumps, replacement wetlands shall not be required to support "in-kind" freshwater marsh habitat. Created wetland habitat will be designed by a certified landscape architect and wetland specialist to function as wetlands, support wetland vegetation during the rainy season, and will be planted with native wetland vegetation typical of the Central California coast region (*Typha angustifolia, Scirpus californicus, Salix* spp., etc.) at the stormwater detention basin in the southern portion of the planning area within the expanded Crestview Park.~~ ~~Long-term monitoring of mitigation wetlands and existing wetlands within the planning area shall be conducted for a period of five years or until the time the established success criteria are met (see Table 3.4-3). Monitoring will be performed annually by a qualified botanist/wetland specialist to determine whether mitigation wetlands meet or exceed pre-established performance criteria. The success of wetland creation will be evaluated on the basis of density and diversity of native plant~~	~~Project Applicant~~	~~City of Watsonville~~	~~Project Design, Construction, and Post Construction~~

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		~~species at the wetland creation site. If excessive mortality occurs, plantings will be replaced at a 1:1 ratio. The wetland specialist will be responsible for selecting the species for replacement plantings. Recommendations for enhancement and continued long-term success of created wetlands will be included in annual monitoring reports submitted to the City of Watsonville and CDFG.~~ ~~**Table 3.4-3: Success Criteria for Wetland Creation Site**~~ ~~Year / Type of Criterion Used / Success Criterion~~ ~~1 / Percent of Plants Surviving / 90% Survival in Good or Fair Condition~~ ~~2 / Percent of Plants Surviving / 80% Survival in Good or Fair Condition~~ ~~3 / Percent of Plants Surviving / 75% Survival in Good or Fair Condition~~ ~~4 / Percent of Plants Surviving / 70% Survival in Good or Fair Condition~~ ~~5 / Percent of Plants Surviving / 65% Survival in Good or Fair Condition with 75% Vegetative Cover~~			
~~City Phase 2~~ ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ ~~048-251-09~~	~~**Impact 3.4-8:** Phase 2 (City site) of the proposed project would remove the irrigated agricultural basin and associated freshwater marsh and coast live oak riparian tree canopy in the northwest corner of the planning area near the terminus of Atkinson Lane. These habitat types are considered 'sensitive' and provide nesting and foraging habitat for avian species. Removal of this the freshwater marsh and riparian vegetation would be considered a potentially significant impact.~~	~~**MM 3.4-8b:** For all oaks greater than 6 inches DBH or greater than 8 feet tall that are removed, project applicants within Phase 2 (City site) shall plant replacement oaks along the margins of the riparian buffer and ephemeral drainage in the western half of the planning area and within the designated agricultural buffer and along Corralitos Creek at a 3:1 ratio subject to review and approval by the City of Watsonville Community Development Department. A qualified biologist or restoration ecologist and landscape architect shall develop a planting plan that includes success criteria and conduct and/or oversee restoration and monitoring activities. The plan shall include, but shall be limited to, the following measures:~~ ~~• Planting shall occur following completion of grading and construction activities. Replacement oaks will provide riparian habitat similar to impacted habitat around the irrigated agricultural basin.~~ ~~• Enhance replacement oak habitat and existing habitat adjacent to the freshwater marsh/seasonal wetland and ephemeral drainage with local native species that have the same or similar vegetation structure as impacted habitat around the irrigated agricultural basin to provide replacement avian foraging and nesting habitat. If a Habitat Enhancement Plan is required by mitigation measure MM 3.4-3b, vegetation replacement shall be consistent with the~~	~~Project Applicant~~	~~City of Watsonville~~	~~Project Design, Construction, and Post Construction~~

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		~~Habitat Enhancement Plan.~~			
3.5 Cultural Resources					
County Phase 1a & 1b/ Remainder ~~2~~ 048-211-25 048-221-09	**Impact 3.5-1:** The planning area does not contain any recorded or anticipated resources of archeological, cultural, or pre-historic significance. However, site preparation and grading could disrupt undiscovered archeological and cultural resources of importance under CEQA and/or eligible for listing on the California Register. This is considered a potentially significant impact.	**MM 3.5-1a:** Project applicants within County Phases 1a and 1b/Remainder ~~Phase 2~~ of the ~~proposed~~ modified project shall comply with Sections 16.40.040 and 16.42.100 of the Santa Cruz County Code (Native American Cultural Sites Ordinance), which includes regulations for the protection, enhancement, and perpetuation of Native American cultural sites. If human remains or any artifact or other evidence of a Native American cultural site are found during ground disturbance or excavation, the project applicant(s) shall cease and desist from further excavations and disturbance within 200 feet of the discovery; stake around the discovery in accordance with the requirements in the ordinance; and notify the Sherriff-Coroner if the discovery contains human remains or the Santa Cruz County Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100 shall be observed.	Project Applicant	County of Santa Cruz	Construction
City Phase 1a ~~& 2~~ 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01 ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ ~~048-251-09~~	**Impact 3.5-1:** The planning area does not contain any recorded or anticipated resources of archeological, cultural, or pre-historic significance. However, site preparation and grading could disrupt undiscovered archeological and cultural resources of importance under CEQA and/or eligible for listing on the California Register. This is considered a potentially significant impact.	**MM 3.5-1b:** Project applicants within City Phase 1a ~~and Phase 2~~ of the ~~proposed~~ modified project shall ensure that if any previously undisturbed cultural, historic, or archaeological resources are uncovered in the course of site preparation, clearing or grading activities that the City of Watsonville Community Development Director is notified and operations within 200 feet of the discovery are halted until such time as a qualified professional archaeologist can be consulted to evaluate the find and recommend appropriate action. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented subject to review and approval by the City of Watsonville Community Development Department.	Project Applicant	City of Watsonville	Construction
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~	**Impact 3.5-1:** The planning area does not contain any recorded or anticipated resources of archeological, cultural, or pre-historic significance. However, site preparation and grading could disrupt undiscovered archeological and cultural resources of importance under CEQA and/or eligible for	**MM 3.5-1c:** If human remains of Native American origin are discovered during ground-disturbing activities, project applicant(s) shall comply with state laws relating to the dispositions of Native American burials, which falls within the jurisdiction of the California Native American Heritage Commission (NAHC) (Public Resources Code, Section 5097.98). If human remains are discovered or recognized in any	Project Applicant	City of Watsonville and/or County of Santa Cruz	Construction

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Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	listing on the California Register. This is considered a potentially significant impact.	location other than a dedicated cemetery, there shall be no further excavation or disturbance of the planning area or any nearby area reasonably suspected to overlie adjacent human remains until: • The Santa Cruz County Sheriff-Coroner has been informed and has determined that no investigation of the cease of death is required, and • If the remains are of Native American origin, ○ The descendants from the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave good as provided in the Public Resources Code, Section 5097.98, or The California NAHC was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the NAHC.			
3.6 Geology and Soils					
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.6-1:** The planning area would experience strong ground shaking during a major earthquake on any of the nearby faults, resulting in the exposure of people and/or structures to potentially substantial adverse effects, including the risk of loss, injury, or death. This is considered a potentially significant impact.	**MM 3.6-1:** Future development within the planning area shall be designed in accordance with the requirements of the current edition of the CBC. Project applicants within the planning area shall consult with a qualified engineer to prepare a design level geotechnical report in accordance with the CBC and the recommendations contained with the Feasibility Level Geotechnical Investigation and Engineering Geology Report, prepared by Pacific Crest Engineering in March 2009. Recommendations included in the Feasibility Geotechnical Investigation and Engineering Geology Report include: site grading, cut and fill slopes, erosion control, utility trenches, surface drainage, pavement design, and soil corrosivity. Prior to final inspection, project applicants shall provide certification from a qualified professional that all development has been constructed in accordance with all geologic and geotechnical reports.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design
~~All~~ Phases 1a and	**Impact 3.6-2:** The potential for liquefaction to occur along the area ~~southern embankment of~~	**MM 3.6-2:** Project applicants shall consult with a qualified engineer to perform a quantitative evaluation of liquefaction and	Project Applicant	City of Watsonville and/or County of	Project Design

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Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 048-211-25	~~Corralitos Creek, the central area, and~~ near the pond in the western portion of the site is high and consequently the potential for lateral spreading is high, which could result in potential structural damage and associated human safety hazards. This is considered a potentially significant impact.	liquefaction-induced lateral spreading in conjunction with a design level geotechnical report for future development within the planning area. The evaluation shall be in accordance with the recommendations contained within the Feasibility Level Geotechnical Investigation and Engineering Geology Report prepared by Pacific Crest Engineering in March 2009. The design level geotechnical report shall also specify foundations and structural elements that are designed to resist forces and potential ground settlement generated by liquefaction and lateral spreading and shall incorporate the following into the final site plans, unless the additional analysis indicates it is not necessary: • Development shall be set-back a minimum of ~~150 feet from the southern "top of bank" for Corralitos Creek and~~ 50 feet from the delineated wetland boundary (Appendix D) for the pond located in the western portion of the planning area. The 50 foot set back should apply to the 100-year flood plain elevation or ordinary high water mark of the pond, and • Development shall be constructed upon a structural mat foundation system; likely consisting of a 12-inch thick concrete slab, with one or two layers of reinforcing steel placed within the mat.		Santa Cruz	
~~City Phase 2~~ ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~	~~**Impact 3.6-3: The potential for seismically induced landsliding is considered low. However, slope failures are possible along the steep embankments of Corralitos Creek during strong seismic shaking, which could present a risk. This is considered a potentially significant impact.**~~	~~Implementation of mitigation measures **MM 3.6-1 and MM 3.6-2**, which would require that development is set-back a minimum of 150 feet from the southern "top of bank" for Corralitos Creek unless the subsequent project level geotechnical investigation allows for a reduced setback. No additional mitigation measures are necessary.~~	~~Project Applicant~~	~~City of Watsonville~~	~~Project Design~~
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25	**Impact 3.6-4:** The proposed project is partially located on soils with slight to moderate erosion hazard and would result in substantial soil erosion or the loss of topsoil in these areas if disturbed during short-term construction activities. This is considered a potentially significant impact.	Compliance with the respective erosion control ordinances and acquisition of the NPDES General Permit for construction activities as required by **MM 3.8-2** in **Section 3.8: Hydrology and Water Quality** would ensure that potential soil erosion impacts associated with the ~~proposed~~ modified project would be less than significant.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Construction

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01					
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.6-5:** The proposed project includes approximately 22 acres of expansive soils of low strength, which could create substantial risk to life or property on these portions of the planning area. This is considered a potentially significant impact.	Implementation of mitigation measure **MM 3.6-1**, which would require that future development be designed in accordance with the recommendations contained within a design-level geotechnical report, would reduce this impact to a less than significant level. No additional mitigation measures are necessary.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design
3.7 Hazards and Hazardous Materials					
~~All~~ Phases 1a and 1b/Remainder ~~019-226-43~~ ~~019-226-44~~ 048-211-25 ~~048-231-18~~	**Impact 3.7-3:** The proposed project may result in the demolition of ~~four~~a residential homes and associated structures at the project site, which may contain asbestos and/or lead. This would be considered a potentially significant impact.	**MM 3.7-3a:** Pursuant to Cal OSHA regulations, project applicants shall have each structure within the planning area within Assessor Parcel Numbers: ~~019-226-43, 019-226-44,~~ 048-211-25~~, and 048-231-18~~ inspected by a qualified environmental specialist for the presence of ACMs and LBPs prior to obtaining a demolition permit from the County of Santa Cruz Planning Department ~~and the City of Watsonville Community Development Department~~. If ACMs and LBPs are found during the investigations, project applicants within the planning area shall develop a remediation program to ensure that these materials are removed and disposed of by a licensed contractor in accordance with all federal, state and local laws and regulations, subject to approval by the MBUAPCD, ~~City of Watsonville,~~ and the Santa Cruz County Environmental Health Department, as applicable. Any hazardous materials that are removed from the structures shall be disposed of at an approved	Project Applicant	~~City of Watsonville and/or~~ County of Santa Cruz	Demolition and Construction

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		landfill facility in accordance with federal, state and local laws and regulations.			
~~All~~ Phases 1a and 1b/Remainder ~~019-226-43~~ ~~019-226-44~~ 048-211-25 ~~048-231-18~~	**Impact 3.7-3:** The proposed project may result in the demolition of ~~four~~ residential homes and associated structures at the project site, which may contain asbestos and/or lead. This would be considered a potentially significant impact.	**MM 3.7-3b:** Project applicants within the planning area shall have the interior of all on-site structures within Assessor Parcel Numbers~~:~~ ~~019-226-43, 019-226-44,~~ 048-211-25~~, and 048-231-18~~ visually inspected by a qualified environmental specialist to determine the presence of hazardous materials prior to obtaining a demolition permit from the County of Santa Cruz Planning Department ~~and the City of Watsonville Community Development Department~~. Should any hazardous materials be encountered within any of the structures, the material shall be tested and properly disposed of in accordance with federal, state, and local regulatory requirements. Any stained soils or surfaces underneath the removed materials shall be sampled. Subsequent testing shall indicate the appropriate level of remediation necessary and a work plan shall be prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.	Project Applicant	~~City of Watsonville and/or~~ County of Santa Cruz	Demolition and Construction
~~City Phase 2~~ ~~048-231-18~~ ~~048-251-09~~	~~**Impact 3.7-4:** There is the potential presence of hazardous materials located within the boundaries of the planning area based on the site inspection which determined that there are above-ground storage tanks (ASTs) and a debris pile on APN 048-231-18, as well as evidence of a burn pit on Assessors Parcel Number 048-251-09 within Phase 2 (City site) of the proposed project. This is considered a potentially significant impact.~~	~~**MM 3.7-4a:** The City of Watsonville Community Development Department shall ensure that project applicants remove the miscellaneous debris (i.e., stockpiled metal piping and 55-gallon drums, etc.) on APN 048-231-18 and APN 048-251-09 within Phase 2 (City site) of the planning area prior to construction activities at the project site. Once removed, a visual inspection of the areas beneath the miscellaneous debris shall be performed. If any stained soils are observed beneath the debris piles, the soil shall be sampled. In the event that subsequent testing indicates the presence of any hazardous materials beyond acceptable thresholds, a work plan shall be prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.~~	~~Project Applicant~~	~~City of Watsonville~~	~~Demolition and Construction~~
~~City Phase 2~~ ~~048-231-18~~	~~**Impact 3.7-4:** There is the potential presence of hazardous materials located within the boundaries of the planning area based on the site inspection which determined that there are above-ground storage tanks (ASTs) and a debris pile on APN 048-231-18, as well as evidence of a burn pit on Assessors Parcel Number 048-251-09 within Phase 2 (City site)~~	~~**MM 3.7-4b:** The City of Watsonville Community Development Department shall ensure that project applicants remove and properly dispose of the aboveground storage tanks on APN 048-231-18 within Phase 2 (City site) of the proposed project at an approved landfill facility prior to construction activities within the planning area. Once the ASTs are removed, a visual inspection of the areas beneath and around the removed ASTs shall be performed. If any stained soils are observed beneath the~~	~~Project Applicant~~	~~City of Watsonville~~	~~Demolition and Construction~~

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
	~~of the proposed project. This is considered a potentially significant impact.~~	~~ASTs, the soil shall be sampled. In the event that subsequent testing indicates the presence of any hazardous materials beyond acceptable thresholds, a work plan shall be prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.~~			
~~City Phase 2~~ ~~048-231-18~~	~~**Impact 3.7-4:** There is the potential presence of hazardous materials located within the boundaries of the planning area based on the site inspection which determined that there are above-ground storage tanks (ASTs) and a debris pile on APN 048-231-18, as well as evidence of a burn pit on Assessors Parcel Number 048-251-09 within Phase 2 (City site) of the proposed project. This is considered a potentially significant impact.~~	~~**MM 3.7-4c:** The City of Watsonville Community Development Department shall ensure that project applicants sample and excavate stained soils located within agricultural equipment storage areas on and within on-site storage structures (located on bare soil) on APN 048-231-18 within Phase 2 (City site) of the proposed project to determine the extent of contamination prior to construction activities. If during soil removal, evidence of petroleum products appears to continue below the ground surface, sampling would be performed to characterize the extent of contamination and identify appropriate remedial measures in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.~~	~~Project Applicant~~	~~City of Watsonville~~	~~Demolition and Construction~~
~~City & County Phase 2~~ ~~048-221-09~~ ~~048-231-17~~ ~~048-231-18~~ ~~048-251-09~~	~~**Impact 3.7-5:** Overhead powerlines with transformers traversing the planning area in a north/south direction are located within the planning area. This is considered a potentially significant impact.~~	~~**MM 3.7-5:** Prior to relocation of the transformers located within the planning area, the project applicants shall work with PG&E to identify the proper handling procedures regarding PCBs and relocate the power lines and transformers prior to development within the planning area in coordination with the City of Watsonville Community Development Department and the County of Santa Cruz Planning Department. The costs for relocation of the overhead power line shall be shared by project applicants within all phases of the proposed project.~~	~~Project Applicant~~	~~City of Watsonville~~	~~Demolition and Construction~~
County Phase 1a 048-211-25	**Impact 3.7-6:** Implementation of the proposed project may expose people or property to hazardous materials associated with the abandonment of septic systems within the planning area. This would be considered a potentially significant impact.	**MM 3.7-6:** Subject to review by the County of Santa Cruz Environmental Health Department, the project applicant shall map the specific location of all septic tanks located on APN 048-211-25 on a survey within Phase 1a (County site). Once located, the septic tanks shall be removed and properly disposed of at an approved landfill facility. Once the tanks are removed, a visual inspection of the areas beneath and around the removed tanks shall be performed. Any stained soils observed underneath the septic tanks shall be sampled. Results of the sampling (if necessary) shall indicate the level or remediation efforts that may be required. In the event that subsequent testing indicates the presence of any hazardous materials beyond acceptable thresholds, a work plan shall be prepared subject to	Project Applicant	County of Santa Cruz	Project Design and Pre-construction

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		review and approval by the County of Santa Cruz Environmental Health Department in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.			
~~All~~ Phases 1a and 1b/Remainder 048-211-25 048-221-09 019-226-42 019-236-01 ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ ~~048-251-09~~	**Impact 3.7-7:** Implementation of the proposed project may expose people or property to hazardous materials associated with groundwater contamination due to abandonment of agricultural water wells within the planning area. This is considered a potentially significant impact.	**MM 3.7-7:** The City of Watsonville Community Development Department and the County of Santa Cruz Planning Department shall ensure that project applicants properly close and abandon all groundwater wells within both phases of the ~~proposed~~ modified project pursuant to applicable federal, state, and local regulations prior to grading activities. Soils located within the vicinity of the water wells shall be inspected. If any stained soils are observed surrounding the water wells shall be sampled and in the event that subsequent testing indicates the presence of pesticide residues beyond acceptable thresholds, the potential health risks shall be evaluated and a work plan shall be prepare in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design and Pre-construction
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.7-8:** An off-site property located at 1488 Freedom Boulevard approximately 0.16 miles from the planning area released petroleum hydrocarbons into the soil and groundwater. Should the contamination migrate towards the planning area it may contaminate the groundwater. This is considered a potentially significant impact.	**MM 3.7-8a:** The project applicants shall hire a qualified hazardous materials consultant with Phase I and/or Phase II experience to review files for the off-site property located at 1488 Freedom Boulevard prior to construction activities during all phases of the ~~proposed~~ modified project. Should files indicate that the property located at 1488 Freedom Boulevard may have impacted the planning area, Phase II testing shall occur to confirm or deny the presence of contaminated groundwater prior to construction activities. If unanticipated contaminated groundwater is found during construction activities, the project applicants shall ensure that proper safety/handling procedures are followed involving contaminated groundwater within the planning area during ~~all~~ phases 1a 1/Remainder of the ~~proposed~~ modified project subject to review and approval by the City of Watsonville and County of Santa Cruz.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design, Pre-construction, and Construction
~~All~~ Phases 1a and 1b/Remainder	**Impact 3.7-8:** An off-site property located at 1488 Freedom Boulevard approximately 0.16 miles from the planning area released	**MM 3.7-8b:** If unknown wastes of suspect materials are discovered during construction activities associated with ~~each~~ phase 1a and 1b/Remainder of the ~~proposed~~ modified project,	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design, Pre-construction, and Construction

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Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	petroleum hydrocarbons into the soil and groundwater. Should the contamination migrate towards the planning area it may contaminate the groundwater. This is considered a potentially significant impact.	the project applicants shall immediately stop work in the vicinity of the suspected contaminant; remove workers and the public from the area; notify the County of Santa Cruz Planning Department or the City of Watsonville Community Development Department; secure the area as directed by the Project Engineer; and notify the Hazardous Waste/Materials Coordinator. In the event that testing indicates the presence of hazardous materials beyond acceptable thresholds, a work plan shall be prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.			
~~All~~ Phases 1a and 1b/Remainder ~~019-226-43~~ ~~019-226-44~~ 019-236-01 ~~048-231-01~~ 048-221-09 ~~048-231-17~~ ~~048-231-18~~ ~~048-251-09~~ 048-211-25 019-226-42	**Impact 3.7-9:** The planning area has historically been used for agricultural purposes for several decades and may contain pesticide residues on the soil. Pesticide residues within the planning area may pose a significant long-term chronic health threat to human health and the environment for proposed residential uses within the planning area. This is considered a potentially significant impact.	**MM 3.7-9:** Prior to issuance of a grading permit for future development within the County Entitlements Area ~~planning area~~ on APNs ~~019-226-43, 019-226-44,~~ 019-236-01~~, 048-231-01~~, 048-211-25, 019-226-42, and 048-221-09~~, 048-231-17, 048-231-18, and 048-251-09 during Phase 1 and Phase 2~~ of the ~~proposed~~ modified project, the project applicants shall retain a qualified hazardous materials professional to conduct a Phase II Soil Investigation in order to adequately test the surface soil and subsurface soil for pesticide residues in accordance with the Department of Toxic Substances and Control (DTSC) and CalEPA Guidance Manual Interim Guidance for Sampling Agricultural Fields for School Sites, Second Revision (DTSC and CalEPA 2004) to provide a uniform approach for evaluating former agricultural properties where pesticides have been applied. The soil sampling and testing program shall be subject to review and approval by the City of Watsonville and County of Santa Cruz. Soil sampling and testing shall include, but not be limited to the following in accordance with the DTSC and CalEPA guidance documents: sampling the freshwater marsh in the western portion of the planning area adjacent to the former agricultural areas of the planning area; sampling each area of a parcel which historically produced different agricultural crops; sampling of one surface soil sample from zero to six inches and one sub-surface sample from two to three feet with the minimum number of samples based on the size of the parcel; and analytical testing for these samples for pesticide residues, including but not limited to include DDT and its derivatives	Project Applicant	City of Watsonville and/or County of Santa Cruz	Prior to issuance of a Building Permit

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		DDD and DDE, toxaphene, dieldrin, and aldrin. In the event that subsequent testing indicates the presence of pesticide residues beyond acceptable thresholds, the potential health risks shall be evaluated and a work plan prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations. All subsequent testing and remediation activities are subject to review and approval by the County of Santa Cruz Environmental Health Department and the City of Watsonville prior to issuance of a grading permit.			
~~All~~ Phases 1a and 1b/Remainder 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 048-211-25 019-236-01	**Impact 3.7-10:** The planning area is located in the airport approach zone for the Watsonville Municipal Airport. In addition, ~~Assessors Parcel Number 019-226-43 and 019-226-44 and~~ portions of Assessors Parcel Number 048-211-25, 019-226-42, and 019-236-01 are located within the Zone 6 (Traffic Pattern Zone) Safety Compatibility Zones for the Watsonville Municipal Airport. This is considered a potentially significant impact.	**MM 3.7-10:** Project applicants within all phases of the planning area shall file an overflight easement with the City of Watsonville to run with the title of the property as disclosure and notice in deeds at the time of transfer or sale of all properties within the planning area. The disclosure shall inform future property owners that their property is located in an airport approach zone and that the City of Watsonville has the right to regulate or prohibit light emissions, either direct or indirect which may interfere with pilot vision; regulate or prohibit release into the air any substances that would impair the visibility or otherwise interfere with the operation of aircraft including steam, dust, and smoke; and regulate or prohibit electrical emissions which would interfere with aircraft communication systems or navigational equipment. The easement shall run with the land until such time the Watsonville Municipal Airport is no longer in use.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Time of Property Transfer or Sale
3.8 Hydrology and Water Quality					
City Phase 1a & County Phase 1a & b and Phase 2 048-211-25 048-221-09 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.8-1:** Development of the proposed project would alter existing drainage patterns, increase impervious surfaces and increase surface water runoff, thus contributing to localized drainage, flooding and erosion problems within and/or in the vicinity of the planning area. This is considered a potentially significant impact.	**MM 3.8-1a:** Future development within the County Entitlements Area ~~Phase 1~~ of the Atkinson planning area shall identify~~, with Tentative Map submittals,~~ a detailed final drainage plan and analysis demonstrating maintenance of the predevelopment 2-year, 2-hour release rate and storage as well as the 5-year predevelopment release rate while providing storage volume for the post development 25-year storm ~~designed to control the rate and volume of stormwater runoff to pre-development conditions for a variety of storm event recurrences up to the 10-year storm~~ consistent with the County of Santa Cruz performance standards or equivalent methods, and retaining the existing functions of storage, filtration, infiltration and evaporation of stormwater. The final drainage control plans	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design and Construction

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		shall include: detailed hydrologic modeling, existing facilities, soil and topographic data; erosion control and best management practices; descriptions of proposed flood control facilities; Low Impact Development (LID) techniques; compliance with waste discharge requirements; phasing and implementation; identification of the entity that is responsible for facility design and construction; Clean Water Program compliance; and facility maintenance to ensure for long-term vegetation maintenance and access. ~~As part of the final drainage plan, the culvert connecting the freshwater marsh to the temporary detention basin shall be designed to reduce the potential for flooding of existing and future development by passing the 100-year peak spill rate and controlling the surcharge elevation in the freshwater marsh/seasonal wetland.~~ All drainage improvements shall be subject to review and approval by the County of Santa Cruz Public Works Director and the City of Watsonville Public Works Director. County Public Works staff shall confirm that the <u>onsite</u> stormwater detention facilities have been constructed in accordance with approved plans.			
~~City & County Phase 2~~ ~~048-221-09~~ ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ ~~048-251-09~~	~~**Impact 3.8-1:** Development of the proposed project would alter existing drainage patterns, increase impervious surfaces and increase surface water runoff, thus contributing to localized drainage, flooding and erosion problems within and/or in the vicinity of the planning area. This is considered a potentially significant impact.~~	~~**MM 3.8-1b:** Future development within Phase 2 of the planning area shall identify, with Tentative Map submittals, a detailed final drainage plan designed to control the rate and volume of stormwater runoff to pre-development conditions for a variety of storm event recurrences up to the 25-year storm consistent with the conceptual stormwater plan in the proposed Specific Plan and PUD and the City of Watsonville Stormwater Management Plan performance standards, or equivalent measures. The final drainage control plans shall include: detailed hydrologic modeling that takes into account the soil and topographic data; erosion control and best management practices; descriptions of proposed flood control facilities; Low Impact Development (LID) techniques; compliance with waste discharge requirements; phasing and implementation; identification of the entity that is responsible for facility design and construction; Clean Water Program compliance; and facility maintenance to ensure for long-term vegetation maintenance and access. All drainage improvements shall be subject to review and approval by the City of Watsonville Public Works Director. Prior to final inspection, the project applicant (s) shall provide the City of Watsonville with certification from a registered Civil Engineer or licensed contractor that the stormwater detention~~	~~Project Applicant~~	~~City of Watsonville and/or County of Santa Cruz~~	~~Project Design and Construction~~

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		~~facilities have been constructed in accordance with approved plans.~~			
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.8-2:** Soil disturbance associated with site preparation, grading and construction activities resulting from the proposed project may cause soil erosion and sedimentation, and/or the release of other pollutants into adjacent waterways, including Corralitos Creek. This is considered a potentially significant impact.	**MM 3.8-2:** In order to comply with the National Pollution Discharge Elimination System (NPDES), requirements for construction of site storm water discharges, project applicants shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) if construction exceeds one acre or more within the planning area. The SWPPP shall specify how the discharger will protect water quality during construction activities subject to review and approval by the County of Santa Cruz Planning Department or the City of Watsonville Community Development Department. These measures shall include but are not limited to the following: • design and construction of cut and fill slopes in a manner that will minimize erosion; • protection of exposed slope areas; • control of surface water flows over exposed soils; • use of wetting or sealing agents or sedimentation ponds; • limiting soil excavation in high winds; • construction of beams and runoff diversion ditches; and • use of sediment traps, such as weed-free straw bales and/or straw waddles. In addition, project applicants shall implement the following measures during construction activities within the planning area: • Stabilize and revegetate all areas of disturbed soil with appropriate native species. Monitor revegetation success and take remedial measures as necessary; • When hay or straw is used in erosion control, ensure that it is weed free; • If possible, conduct work during low- or no-flow periods. Consult weather forecasts from the National Weather Service at least 72 hours prior to performing work that may result in sediment runoff; and • Inspect and clean all equipment of soil containing noxious or invasive weeds or fungus before arriving on site. If any imported fill material is necessary to bring to the site, present evidence certifying the material is void of any noxious or invasive species or pollutants.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design and Construction

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.8-3:** The proposed project would generate urban non-point contaminants, which may be carried in stormwater runoff from paved surfaces to downstream water bodies. This is considered a potentially significant impact.	Implementation of mitigation measures **MM 3.8-1a** ~~**and MM 3.8-1b**~~ would require that future development prepare a detailed final drainage plan designed to control the rate and volume of stormwater runoff to pre-development conditions for a variety of storm event recurrences up to the 10-year storm event for Phase 1a & 1b/Remainder (County site) and the 25-year storm event for buildout of the planning area consistent with the conceptual stormwater plan in the proposed Specific Plan.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design and Construction
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.8-4:** Implementation of the proposed project would increase impervious surfaces and increase surface water runoff, which may contribute to localized flooding in the vicinity of the planning area. This is considered a potentially significant impact.	As required by mitigation measures **MM 3.8-1a** ~~**and MM 3.8-1b**~~, the ~~proposed~~ modified project is anticipated to contain stormwater runoff within the planning area, would not increase stormwater runoff over existing conditions and therefore would not result in flooding within the planning area or in the vicinity of the planning area.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design and Construction
3.9 Land Use and Planning					
County Phase 1a&b ~~and City Phase 2~~	**Impact 3.9-3:** Development of the proposed project could create land use compatibility conflicts with surrounding uses, which is considered a potentially significant impact.	Mitigation measures ~~**MM 3.2-1 and**~~ **MM 3.2-2a** in **Section 3.2, Agricultural Resources** require incorporation of an ~~200-foot buffer on the eastern portion of the planning area adjacent to existing agricultural uses within Phase 2 (City site) and an~~	Project Applicant	~~City of Watsonville and/or~~ County of Santa Cruz	Project Design

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Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ ~~048-251-09~~ 048-221-09	However, with implementation of mitigation measures, this impact would be reduced to a less than significant level.	~~interim~~ agricultural buffer within Phase 1b/Remainder ~~(County site)~~ that is consistent with the proposed PUD Amendment/Modifications to the Approvals. It will also be subject to review and approval, with appropriate conditions regarding agricultural buffer design, by the County of Santa Cruz Planning Department and Agricultural Policy Advisory Commission. In addition the mitigation measures ensure that future residents are notified of potential agricultural/urban conflicts.			
3.10 Noise					
County Phase 1a & 1b/Remainder ~~2~~ 048-211-25 048-221-09	**Impact 3.10-1:** The proposed project could result in construction-related noise that would exceed applicable noise standards at nearby noise sensitive land uses. This is considered a potentially significant impact.	**MM 3.10-1a:** To minimize impacts associated with short-term construction noise, the County of Santa Cruz Planning Department shall ensure that project applicants incorporate the following noise control measures into construction contracts for future development ~~within County Phases 1 and 2~~ of the ~~proposed~~ modified project in accordance with Policy 6.9.7 *County of Santa Cruz General Plan*: • Limit construction that involves motorized equipment to Monday through Friday from 7:30 am to 4:30 pm to avoid the times of day and the days of the week when noise effects would cause the greatest annoyance to residents and to those using the area for recreation; • Allow exceptions to the specified construction hours only for construction emergencies and when approved by the County of Santa Cruz Planning Department; and • Post a sign that is clearly visible to adjacent land uses that provides the phone number for the public to call to register complaints about construction-related noise problems. A single disturbance coordinator shall be assigned to log in and respond to all calls. All verified problems shall be resolved within 24 hours of registering the complaint.	Project Applicant	County of Santa Cruz	Construction
City Phase 1a ~~& 2~~ ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ ~~048-251-09~~	**Impact 3.10-1:** The proposed project could result in construction-related noise that would exceed applicable noise standards at nearby noise sensitive land uses. This is considered a potentially significant impact.	**MM 3.10-1b:** To reduce the effects of construction noise, the City of Watsonville Community Development Department shall ensure that the project applicants include the following on all construction contracts for future development within City Phases 1a ~~and 2~~ of the ~~proposed~~ modified project: • Restrict construction activities within 1,500 feet of noise-sensitive receptors between the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. No construction shall occur	Project Applicant	City of Watsonville	Construction

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Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
019-226-42 ~~019-226-43~~ ~~019-226-44~~ ~~019-236-01~~		on legal holidays. Equipment maintenance and servicing shall be confined to the same restrictions; • Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible; • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receptors; • Operate earthmoving equipment on the construction site, as far away as practical from noise sensitive receptors; • Operate earthmoving equipment on the construction site, as far away from vibration sensitive sites as possible; and • Post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receive a complaint during construction activities, the superintendent shall investigate, take appropriate corrective actions, and report the action taken to the reporting party.			
3.11 Population and Housing					
All Phases	No significant impacts.	No mitigation measures required.	Not applicable	Not applicable	Not applicable
3.12 Public Services, Utilities, and Recreation					
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ ~~048-221-09~~ ~~048-151-09~~ ~~048-211-25~~	**Impact 3.12-1**: The proposed project ~~would~~ is estimated to generate approximately ~~1,679~~829 people, which would subsequently increase the demand for fire protection services within the planning area. Future development within the planning area would be required to pay applicable fire impact fees at the time of issuance of the building permits. Future development will also be subject to a requirement to incorporate fire sprinklers into structures. If City and County ~~impact fees~~ revenues do not adequately fund fire protection	~~M~~RM 3.12-1: To fund a potential gap in funding for municipal services, if deemed necessary the City of Watsonville and the County of Santa Cruz shall work cooperatively to define and implement the appropriate funding mechanism(s) (e.g. a municipal services mitigation payment ~~in lieu of taxes [PILOT] agreement~~, establishment of a community facilities district [CFD], a Mello Roos, etc.) to ensure that the ~~proposed~~ modified project pays its fair share to support municipal services.	City of Watsonville and County of Santa Cruz	City of Watsonville and County of Santa Cruz	Prior to issuance of Building Permit

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Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	facilities and services to the planning area this would be considered a potentially significant impact.				
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.12-2:** The proposed project would generate approximately ~~1,679~~829 people, which would increase demand for law enforcement services. Future development within the planning area would be required to pay applicable police impact fees at the time of issuance of the building permits. If City and County impact fees do not adequately fund law enforcement facilities and service to the planning area, this would be considered a potentially significant impact.	Implementation of mitigation measure ~~M~~RM 3.12-1 would ensure that funding of additional law enforcement services would be handled through a funding mechanism between the City and the County to ensure that the ~~proposed~~ modified project pays its "fair share" of funding ~~in order to provide three additional sworn officers and one civilian staff member at the City of Watsonville Police Department in order to serve the planning area under project buildout~~.	City of Watsonville and County of Santa Cruz	City of Watsonville and County of Santa Cruz	Prior to Issuance of a Building Permit
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.12-4:** The proposed project would increase a demand for parks in the area that is currently considered underserved. However, the proposed project would provide ~~an additional 3.5 acre park adjacent to Crestview Park, and~~ payment of applicable fees for parks and recreational uses. If City and County impact fees do not adequately fund park and recreation facilities and services capability, this would be considered a potentially significant impact.	Implementation of mitigation measure ~~M~~RM 3.12-1 would be handled through a funding mechanism between the City and the County to ensure that the ~~proposed~~ modified project pays its "fair share" of funding in order to meet acceptable thresholds, including the projects "fair share" of funding parks and recreation facilities ~~with buildout of the proposed project~~.	City of Watsonville and County of Santa Cruz	City of Watsonville and County of Santa Cruz	Prior to Issuance of a Building Permit

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.12-5:** The proposed project would generate approximately ~~1,679~~829 people, which would increase demand for library services. The proposed project would result in an increase in expenditures as a result of increased service level demands. If City impact fees do not adequately fund library facilities and service capability, this would be considered a potentially significant impact.	Implementation of mitigation measure ~~M~~RM 3.12-1 would be handled through a funding mechanism between the City and the County to ensure that the ~~proposed~~ modified project pays its "fair share" of funding for library facilities ~~with buildout of the proposed project~~.	City of Watsonville and County of Santa Cruz	City of Watsonville and County of Santa Cruz	Prior to Issuance of a Building Permit
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.12-8:** Implementation of the proposed project would result in construction of on-site water infrastructure in order to serve the proposed project. If City and County impact fees do not adequately fund water infrastructure improvements, this is considered a potentially significant impact.	Future development within the planning area would be required to pay applicable development impact fees at the time of issuance of the building permits. The County and the City will enter into an agreement to fund infrastructure costs for the ~~proposed~~ modified project not covered by City or County impact fees and taxes. Funding of additional services would be handled through levies on future development in order to meet acceptable thresholds as required by mitigation measure ~~M~~RM 3.12-1.	City of Watsonville and County of Santa Cruz	City of Watsonville and County of Santa Cruz	Prior to Issuance of a Building Permit
~~All~~ Phases 1a and 1b/Remainder	**Impact 3.12-9:** The proposed project would require expansion of stormwater facilities on-site, the construction of which could cause significant environmental effects. Future development within the planning area would be	Implementation of mitigation measure ~~M~~RM 3.12-1 would ensure that funding of additional services would be handled through levies paid by future development in order to meet acceptable thresholds, including the projects "fair share" of funding for stormwater infrastructure ~~with buildout of the~~	City of Watsonville and County of Santa Cruz	City of Watsonville and County of Santa Cruz	Prior to Issuance of a Building Permit

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Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	required to pay applicable impact fees at the time of issuance of the building permits. If City and County impact fees do not adequately fund stormwater infrastructure, this would be considered a potentially significant impact.	~~proposed project.~~			
3.13 Transportation and Circulation					
~~County Phases 1 & Phase 2~~ Phases 1a and 1b/Remainder 048-221-09 048-211-25	**Impact 3.13-5:** The proposed project would result in an increase in traffic at the East Lake Avenue (Highway 152)/Holohan Road intersection that would increase the volume to capacity ratio by more than one percent at an intersection that is currently operating at an unacceptable level of service (LOS E or F). In accordance with the County of Santa Cruz significance criteria, this is considered a potentially significant impact.	**MM 3.13-5:** Prior to occupancy of the proposed project, project applicants within the County Entitlements Area ~~planning area~~ shall pay their proportional fair share towards improving the eastbound approach on Holohan Road at the East Lake Avenue (Highway 152)/Holohan Road intersection to include a dedicated eastbound left-turn lane, a shared eastbound left-turn lane, a shared eastbound left-turn/through lane and a dedicated right-turn lane. The estimated cost of this improvement is $1,225,100 ~~1.5 million dollars~~. Phase 1a (MidPen Housing project) of the modified project would pay a fair share contribution of 0.40-percent of the estimated improvement cost ($4,900), while developments within the remainder of the County Entitlements Area would pay an estimated 1.75 percent ($21,439) of the estimated improvement cost as its percent fair share contribution (see Table 3.13-3). To fund this improvement, project applicants shall pay the Pajaro Valley Planning Area traffic impact fee to the County of Santa Cruz towards construction of this planned improvement in the County's Capital Improvement Program (CIP). Payment of impact fees to the County will cover the above fair share contribution levels as well as meet other impact fees purposes.	Project Applicant	County of Santa Cruz	Prior to Occupancy of Project.
~~City~~ Phases 1a and 1b/Remainder	**Impact 3.13-6:** The proposed project would result in an increase in traffic at the Highway 1 NB Ramps/Harkins Slough Road intersection that would increase the volume to capacity ratio by more than one percent, at an intersection that	**MM 3.13-6:** Prior to occupancy of the proposed project, project applicants within the County Entitlements Area ~~planning area~~ shall pay their proportional fair share towards installation of a traffic signal at the Highway 1 NB Ramps/Harkin Slough Road and the Highway 1 SB Ramps/Harkin Slough Road	Project Applicant	City of Watsonville and County of Santa Cruz	Prior to Issuance of Building Permits

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	is currently operating at an unacceptable level of service (LOS E or F). In accordance with the County of Santa Cruz significance criteria, this is considered a potentially significant impact.	intersections. This signal shall be coordinated/interconnected with the intersection of Harkins Slough Road/Green Valley Road due to the close spacing of these intersections and the potential overflow of queues and the new signal at the southbound ramp terminal. The estimated cost of this improvement is approximately $424,700 ~~520,000 dollars~~. Phase 1a (MidPen Housing project) of the modified ~~The proposed~~ project would ~~shall~~ pay a fair share contribution of 0.18~~2.36~~ percent ($764) of the estimated improvement cost, while developments within the remainder of the County Entitlements Area would pay an estimated 0.66 percent ($2,803) of the estimated improvement cost as its percent fair share contribution ~~which is $12,272~~ (see Table 3.13-3). The fair share contribution is calculated as the project portion of all future traffic that would be added to the intersection for both peak hours. To fund this improvement, project applicants shall pay applicable traffic impact fees to the City of Watsonville towards construction of this improvement prior to issuance of building permits. Payment of traffic impact fees to the City and County will cover these fair share contribution levels as well as meet other impact fee purposes. ~~The City of Watsonville is updating their fee program and fee ordinance and will adopt the program prior to implementation of the first phase of the proposed project.~~ The City of Watsonville shall coordinate with Caltrans on improvements to this intersection.			
~~All~~ Phases 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~	**Impact 3.13-7:** The proposed project would increase the volume/capacity ratio by more than one percent during both the AM and PM peak hours at the Airport Boulevard/Freedom Boulevard intersection, which is currently operating at unacceptable levels of service (LOS E of F). In accordance with the County of Santa Cruz significance criteria, this would be considered a potentially significant impact.	**MM 3.13-7:** Prior to occupancy of the proposed project, project applicants within the planning area shall pay their proportional fair share towards installation of a second through and right-turn lane on the Airport Boulevard approach from Highway 1 and a second left-turn lane on Freedom Boulevard at the Airport Boulevard/Freedom Boulevard intersection. The receiving leg on Airport Boulevard shall be widened in order to accommodate the additional through-lanes. The estimated cost of these improvements is approximately $855,100 ~~1,047,000 dollars.~~ Phase 1a of the modified project would pay a fair share contribution of 0.98~~7.57~~ percent ($8,380) of the estimated improvement cost, ~~which is $79,257~~while developments within the remainder of the County Entitlements Area ~~Phase 1b~~ would pay an estimated 3.50 percent ($29,929) of the estimated improvement cost as the~~.~~ fair share contribution. The fair share contribution is calculated as the project portion of all future	Project Applicant	City of Watsonville and County of Santa Cruz	Prior to Issuance of Building Permits

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Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
019-236-01		traffic that would be added to the intersection for both peak hours. ~~The City of Watsonville is updating their fee program and fee ordinance and will adopt the program prior to implementation of the first phase of the proposed project.~~ To fund this improvement, project applicants shall pay applicable traffic impact fees ~~to the City of Watsonville~~ towards construction of this improvement ~~prior to issuance of building permits~~. Payment of traffic impact fees to the City (20 units) and to the County (26 units) will cover these fair share contribution levels as well as meet other impact fee purposes.			
~~All~~ Phase~~s~~ 1a and 1b/Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 3.13-8:** The proposed project would result in an increase in traffic at the Highway 1 NB Ramps/Larkin Valley Road intersection that would increase the volume to capacity ratio by more than one percent, which is currently operating at an unacceptable level of service. In accordance with the County of Santa Cruz significance criteria, this is considered a potentially significant impact.	**MM 3.13-8:** Prior to occupancy of the ~~proposed~~ modified project, project applicants within the County Entitlements Area ~~planning area~~ shall pay their proportional fair share towards installation of two roundabouts (one at the northbound hook ramp terminal and one at the Airport Boulevard/Larkin Valley intersection) at the Highway 1 NB Ramps/Larkin Valley Road Intersection. Since the ramp terminal and the intersection of Airport Boulevard/Larkin Valley Road are closely spaced, improvements shall take both intersection operations into consideration when constructing the proposed improvements. The estimated cost of these improvements is $1,029,000~~1,260,000 dollars~~. Phase 1a (MidPen Housing project) of the modified ~~The~~ project would pay a fair share contribution of 0.81~~8.70~~ percent ($8,335) of the estimated improvement cost, while developments within the remainder of the County Entitlements Area ~~Phase 1b~~ would pay an estimated 2.77 percent ($28,504) of the estimated improvement cost ~~which is $109,620~~ as the fair share contributions. The fair share contribution is calculated as the project portion of all future traffic that would be added to the intersection for both peak hours. To fund this improvement, project applicants shall pay applicable traffic impact fees ~~to the City of Watsonville~~ towards construction of this improvement. This obligation will be met through payment of traffic impact fees to the City (20 units in Phase 1a), and a portion of the County's impact fees received by the County ($130 per unit) shall be paid to the City by the County. ~~The City of Watsonville is updating their fee program and will adopt the program prior to implementation of the first phase of the proposed project.~~ The City of Watsonville shall coordinate with Caltrans and prepare a Project Study Report for improvements to this intersection.	Project Applicant	City of Watsonville and County of Santa Cruz	Prior to Occupancy of Project

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~All~~ Phases 1a and 1b/Remainder ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 019-236-01	**Impact 3.13-11:** The left-turn pocket from Freedom Boulevard onto Crestview Avenue would increase substantially with implementation of the proposed project and create an operational deficiency. Therefore, this is considered potentially significant impact.	**MM 3.13-11a:** The first project applicant on APNs 019-236-01 and 048-221-09 (Lamb properties), ~~048-251-09, 048-231-17 or 048-231-18,~~ shall design, fund and implement the southbound left-turn pocket from Freedom Boulevard to Crestview Drive to lengthen the pocket by at least 25~~50~~ feet. The existing storage length is 150 feet and the SimTraffic analysis indicated a 95% queue of 175 feet. The estimated cost of this improvement is $16,300 ~~20,000~~ and shall be funded by the first applicant for development on APN 048-221-09 (Lamb) ~~within the planning area~~. This improvement shall be either installed by the first applicant prior to occupancy of any portion of these parcels or satisfied through a payment of that amount directly to the City of Watsonville. ~~A cost share agreement will be developed by both the City and the County to ensure that these improvements are fully implemented.~~	Project Applicant	City of Watsonville and County of Santa Cruz	Prior to Occupancy of Project
~~All Phases~~ ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ ~~048-221-09~~ ~~048-251-09~~ ~~048-211-25~~ ~~019-226-42~~ ~~019-226-43~~ ~~019-226-44~~ ~~019-236-01~~	~~**Impact 3.13-11:** The left-turn pocket from Freedom Boulevard onto Crestview Avenue would increase substantially with implementation of the proposed project and create an operational deficiency. Therefore, this is considered potentially significant impact.~~	~~**MM 3.13-11b:** All project applicants shall contribute their fair share toward the installation of traffic improvements in MM3.13-11a through the collection of TIA fees and/or any other fees through the cost sharing agreement.~~	~~Project Applicant~~	~~City of Watsonville and County of Santa Cruz~~	~~Prior to Occupancy of Project~~
~~All Phases~~ ~~048-231-01~~ ~~048-211-25~~ ~~019-226-42~~ ~~019-226-43~~ ~~019-226-44~~	~~**Impact 3.13-12:** The proposed project would result in an increase in traffic that would be experienced by the neighbors on Brewington Avenue north of Crestview Drive; Gardener Avenue, east of Freedom Boulevard; and Atkinson Lane, east of Freedom Boulevard. The addition of the project traffic could result in increased hazards on these neighborhood streets, which is considered a potentially~~	~~**MM 3.13-12a:** Prior to occupancy of any project on APNs 048-211-25, 019-226-42, 019-226-44, or 019-236-01, or 048-231-01, project applicants shall develop and implement a traffic calming plan on: 1) Atkinson Lane, east of Freedom Boulevard; and 2) Gardner Avenue, east of Freedom Boulevard, along the streets that are affected by the proposed project. The estimated cost of this improvement is $200,000. A cost share agreement will be developed by both the City and the County to ensure that these improvements are fully implemented.~~	~~Project Applicant~~	~~City of Watsonville and County of Santa Cruz~~	~~Prior to Occupancy of Project~~

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~019-236-01~~	~~significant impact.~~				
~~All~~ Phases 1a and 1b/Remainder 048-221-09 ~~048-251-09~~ ~~048-231-17~~ ~~048-231-18~~	**Impact 3.13-12:** The proposed project would result in an increase in traffic that would be experienced by the neighbors on Brewington Avenue north of Crestview Drive~~; Gardener Avenue, east of Freedom Boulevard; and Atkinson Lane, east of Freedom Boulevard~~. The addition of the project traffic could result in increased hazards on these neighborhood streets, which is considered a potentially significant impact.	**MM 3.13-12b:** Prior to occupancy of any ~~project~~development on APNs 048-221-09 and 019-236-01 (Lamb), ~~048-251-09, 048-231-17, or 048-231-18,~~ project applicants shall develop and implement a traffic calming plan on Brewington Avenue north of Crestview Drive; along the streets that are affected by the proposed project. The estimated cost of this improvement is $130,700 ~~160,000~~. ~~A cost share agreement will be developed by both the City and the County to ensure that these improvements are fully implemented.~~ This improvement shall be installed by the first applicant prior to final occupancy of any portion of these parcels, or satisfied through payment of that amount directly to the City of Watsonville under an approach that may involve a reimbursement agreement, as other future development on the Lamb property may be required to pay their fair shares and reimburse the first applicant.	Project Applicant	City of Watsonville and County of Santa Cruz	Prior to Occupancy of Project
3.14 Greenhouse Gas Emissions					
Phase 1a and 1b/Remainder	No significant impacts.	No mitigation measures required.	Not applicable	Not applicable	Not applicable
4.0 CEQA Considerations					
Phase 1b/ Remainder ~~City Phase 2~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~	**Impact 4-1:** Under cumulative conditions, the volume to capacity ratio at the East Lake Avenue/Wagner Avenue intersection would increase by more than one percent; and therefore, the proposed project would result in a cumulative impact to this intersection, which is considered a potentially significant cumulative impact.	**MM 4-1:** Project applicants within the County Entitlements Area ~~planning area~~ shall pay their proportionate fair share ~~of $81,250~~ towards installation of a traffic signal at the East Lake Avenue/Wagner Avenue intersection prior to occupancy of any development within the ~~proposed~~ modified project area. This obligation will be met through payment of impact fees to the City of Watsonville by the units located on City parcels (i.e., 20 units in Phase 1a), and a portion of the County's impact fees received by the County ($603 per unit) shall be paid to the City by the County for a total of $132,700 towards the installation of the signal. The estimated cost of this improvement is $265,400 ~~325,000~~. ~~The City of Watsonville is updating their fee program and fee ordinance and will adopt the program prior to issuance of a building permit.~~ The City of Watsonville plans to install a signal at the intersection of East Lake Avenue and Wagner Avenue. The City of Watsonville shall coordinate with Caltrans to approve design and installation of the signal.	Project Applicant	City of Watsonville	Prior to Occupancy of Project

Phase/APN[1]	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
~~All Phases~~ ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ ~~048-221-09~~ ~~048-251-09~~ ~~048-211-25~~ ~~019-226-42~~ ~~019-226-43~~ ~~019-226-44~~ ~~019-236-01~~	~~**Impact 4-2:** The proposed project would contribute to a significant cumulative impact to hazardous conditions on Brewington Avenue south of Crestview Drive as a result of increased traffic from the proposed project.~~	~~**MM 4-2:** Project applicants within the planning area shall pay their proportionate fair share contribution towards a traffic calming plan on Brewington Avenue south of Crestview Drive, which is updating its impact fee program. The estimated cost of this improvement is $500,000. A cost share program will be developed by both the City and the County to ensure these improvements are fully implemented.~~	~~Project Applicant~~	~~City of Watsonville and County of Santa Cruz~~	~~Prior to Occupancy of Project~~
~~All~~ Phases 1b/ Remainder ~~048-231-01~~ ~~048-231-17~~ ~~048-231-18~~ 048-221-09 ~~048-251-09~~ 048-211-25 019-226-42 ~~019-226-43~~ ~~019-226-44~~ 019-236-01	**Impact 4-3:** The proposed project in combination with reasonably foreseeable future growth would result in an incremental increase of water use that would continue to contribute to depletion of water supply within the Pajaro Valley Groundwater Basin, which is currently in overdraft condition.	**MM 4-3:** The City's groundwater impact fee program shall apply to all future development within the County Entitlements Area. In addition, future development shall be required to ~~for the project area shall be modified to~~ ensure that project water demand is fully offset (at a ratio of 1.2:1) either by comparing pre-development water demand to post development water demand or by participating in a water offset program with fixture and landscaping replacements in the City's water service area or, a combination of both. The project applicants shall be responsible for working with the City, or their designee, in developing an offset program that achieves the water saving objectives and shall bear the costs associated with the offset program including any additional replacement of plumbing fixtures and landscaping retrofits identified in the City water service area to meet the stated goals. Pre-development water demand shall be accounted for on a per parcel basis.	Project Applicant	City of Watsonville and County of Santa Cruz	Prior to Occupancy of Project

Note:
[1] The specified Assessor Parcel Numbers are responsible for either triggering the specified Mitigation Measure and/or contributing their fair share contribution of impact fees.